

Payton  
Jewell  
Caines



St. Helier Drive, Port Talbot, Neath Port  
Talbot. SA12 7AS

£160,000

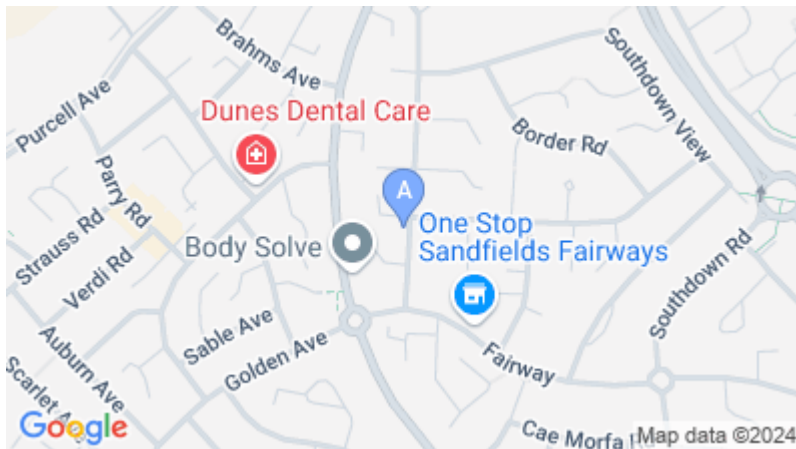
**PJC** PAYTON  
JEWELL  
CAINES

# St. Helier Drive, Port Talbot, Neath Port Talbot. SA12 7AS

We are pleased to offer for sale with NO ONGOING CHAIN this THREE BEDROOM SEMI DETACHED property situated within the popular residential area of SANDFIELDS. Located within easy access to all amenities and within walking distance of the beach, this property would make an ideal FIRST TIME PURCHASE.

£160,000 - Freehold

- Three bedroom semi-detached house
- Two reception rooms
- Downstairs shower room
- Off road parking
- NO ONGOING CHAIN
- Council Tax B/EPC



## DESCRIPTION

We are pleased to offer for sale with NO ONGOING CHAIN this THREE BEDROOM SEMI DETACHED property situated within the popular residential area of SANDFIELDS. Located within easy access to all amenities and within walking distance of the beach, this property would make an ideal FIRST TIME PURCHASE.

Accommodation briefly comprises porch, hallway, two reception rooms, downstairs shower room, kitchen, three bedrooms and family bathroom.

Externally there is an enclosed front garden with off road parking and a generous sized enclosed rear garden.

## ENTRANCE

Accessed via PVCu decorative glazed door into:

## PORCH

Wood tongue and groove to ceiling. Fitted carpet. Decorative glass blocks. PVCu double glazed windows set on wall with vertical blinds. Wooden multi glazed door into:

## ENTRANCE HALL

Papered and coved ceiling. Papered walls. Fitted carpet. Radiator. Staircase to first floor. Understair storage. Multi glazed door into:

## RECEPTION 1 (10' 11" x 10' 2") or (3.32m x 3.10m)

Papered and coved ceiling. Papered walls. Fitted carpet. Radiator. Recess walls to chimney breast. Stone fire surrounds and hearth with wooden mantel. PVCu double glazed window to front of property with fitted vertical blind. Multi glazed door into:

## RECEPTION 2 (16' 5" x 14' 6") or (5.0m x 4.42m)

Papered and coved ceiling. Papered walls. Wall light facility. Fitted carpet. Radiator. Focal point to the room is the wooden fire surround, marble hearth and blackplate with onset living flame gas fire. PVCu double glazed window to rear of property with fitted vertical blinds. PVCu double glazed french doors leading to rear of property. Multi glazed door into:

## KITCHEN (10' 10" x 6' 6") or (3.31m x 1.99m)

PVCu tongue and groove to ceiling. Half emulsioned half tiled walls. Kitchen is fitted with wall and base units with complementary worksurfaces and matching splashback. Single drainer sink unit with mixer tap. Plumbing in place for washing machine. Built in electric oven with four ring gas hob, extractor hood above. Space for fridge/freezer. Breakfast bar area. Radiator. Vinyl floor covering. Two PVCu double glazed windows to side and rear of property. Multi glazed door into:

## INNER PASSAGE

Tongue and groove to ceiling. Half emulsioned half tiled walls. Continuation of vinyl floor covering. Part panelled part frosted double glazed PVCu door to side of property. Multi glazed door into:



## DOWNSTAIRS SHOWER ROOM (6' 4" x 4' 9") or (1.92m x 1.44m)

Skimmed ceiling. Respatex to walls. Non-slip flooring. Low level w.c. pedestal wash hand basin, walk-in disabled shower with chair, hand rail, screen and shower curtain. Frosted PVCu double glazed window to side of property. Extractor fan. Electric wall heater.

## LANDING

Papered and coved ceiling. Loft access hatch. Papered walls. Fitted carpet. Double doors into airing cupboard housing the hot water tank. Double door into storage cupboard housing the gas boiler.

## FAMILY BATHROOM (9' 10" x 5' 11") or (3.0m x 1.81m)

Stippled ceiling. Respatex to walls. Vinyl floor covering. Room is fitted with a three piece suite comprising low level w.c. pedestal wash hand basin and wood panelled bath with overhead electric shower, rail and curtain. Radiator. PVCu frosted double glazed window to front of property.

## BEDROOM 1 (12' 4" x 9' 11") or (3.76m x 3.02m)

Papered and coved ceiling. Papered walls. Fitted carpet. Radiator. Double door to cupboard over staircase. Fitted double door wardrobes with bridging units across and dressing table to middle. Two PVCu double glazed windows to front of property with vertical blinds.

## BEDROOM 2 (11' 10" x 9' 0") or (3.61m x 2.74m)

Papered and coved ceiling. Papered walls. Fitted carpet. Radiator. Built in two double door wardrobes with cupboard above. PVCu double glazed windows to rear of property with vertical blinds.

## BEDROOM 3 (9' 3" x 8' 0") or (2.81m x 2.44m)

Papered and coved ceiling. Papered walls. Fitted carpet. Radiator. Built in two double door wardrobes with cupboard above. PVCu double glazed windows to rear of property with vertical blinds.

## OUTSIDE

Front garden is enclosed and bounded by wall. Double wrought iron gates leading to off road parking. Stone gravel for low maintenance. Footpath to front door. Side gate leading to rear garden.

Generous sized rear garden enclosed and bounded by wall. Laid to lawn areas. Storage unit to rear. Paved patio area. Outbuildings for storage and w.c.


## NOTE

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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